

# LOUDOUN COUNTY PLANNING COMMISSION

## SUMMARY AGENDA

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, December 20, 2016, at 6:00 p.m.** to consider the following:

**SPEX-2016-0052**

**GOOSE CREEK VILLAGE ANIMAL HOSPITAL**

*(Special Exception)*

Goose Creek Retail LLC of Ashburn, Virginia, has submitted an application for a special exception to permit an animal hospital, up to 5,000 square feet, in an existing shopping center in the PD-CC-CC (Planned Development - Commercial Center - Community Center) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-204(B). The area of the proposed special exception is an approximately 15.93 acre of portion of a larger parcel and is located generally in the northwest quadrant of the intersection of Sycolin Road (Route 625) Ashburn Farm Parkway (Route 625) and Belmont Ridge Road (Route 659), at 42740 Naismith Terrace, Ashburn, Virginia; 42755, 42780, 42800, 42810, 42820, 42830, 42840 and 42841 Creek View Plaza, Ashburn, Virginia; 20990, 21000, 21020, 21030, 21040 Sycolin Road, Ashburn, Virginia, in the Ashburn Election District. The subject property is more particularly described as Tax Map Number /78//86/////D/ (PIN: 153-18-6338). The area is governed by the policies of the Revised General Plan (Ashburn Community (Suburban Policy Area)), the Countywide Retail Plan, the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate the area for Business Community uses at a recommended Floor Area Ratio of between 0.4 and 1.0.

### *Planning Commission Holiday Dinner at Tuscarora Mill Following the Public Hearing*

*Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning and Zoning at 703-777-0246.*

*Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.*

*Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning*

Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). In the event that the second Thursday is a holiday or the meeting may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the meeting will be moved to the third Tuesday of the month. In the event that Tuesday is a holiday or the Tuesday meeting may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the meeting will be held on the following Thursday. The meeting will be held at a place determined by the Chairman.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.